



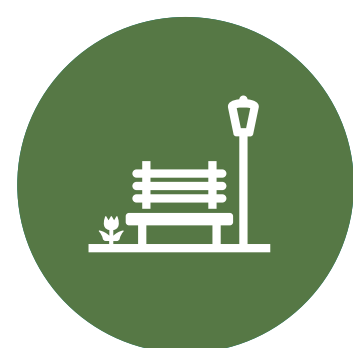

Chittenango's Vision and Goals for Downtown Revitalization

VISION

The Village of Chittenango envisions a vibrant and welcoming community that celebrates our unique heritage, embraces sustainability, and fosters innovation. Our downtown will be a dynamic hub where history meets the future, drawing residents and visitors alike to enjoy our rich cultural offerings and events, active parks and public spaces, and thriving local businesses. We will continue to strengthen the connection between downtown and the Erie Canal along the Creekwalk Trail to attract visitors to our downtown. We commit to nurturing a connected, inclusive, and resilient village, where every voice shapes our journey and every project strengthens our collective identity.



GOALS

-  Support a diversity of local businesses that meet the interests of residents and visitors
-  Provide a variety of housing types
-  Improve downtown's buildings, streetscapes, and connectivity
-  Enhance and promote Chittenango's attractions, businesses, and public spaces to visitors and residents



Expand Sweet Tooth Bakery

1

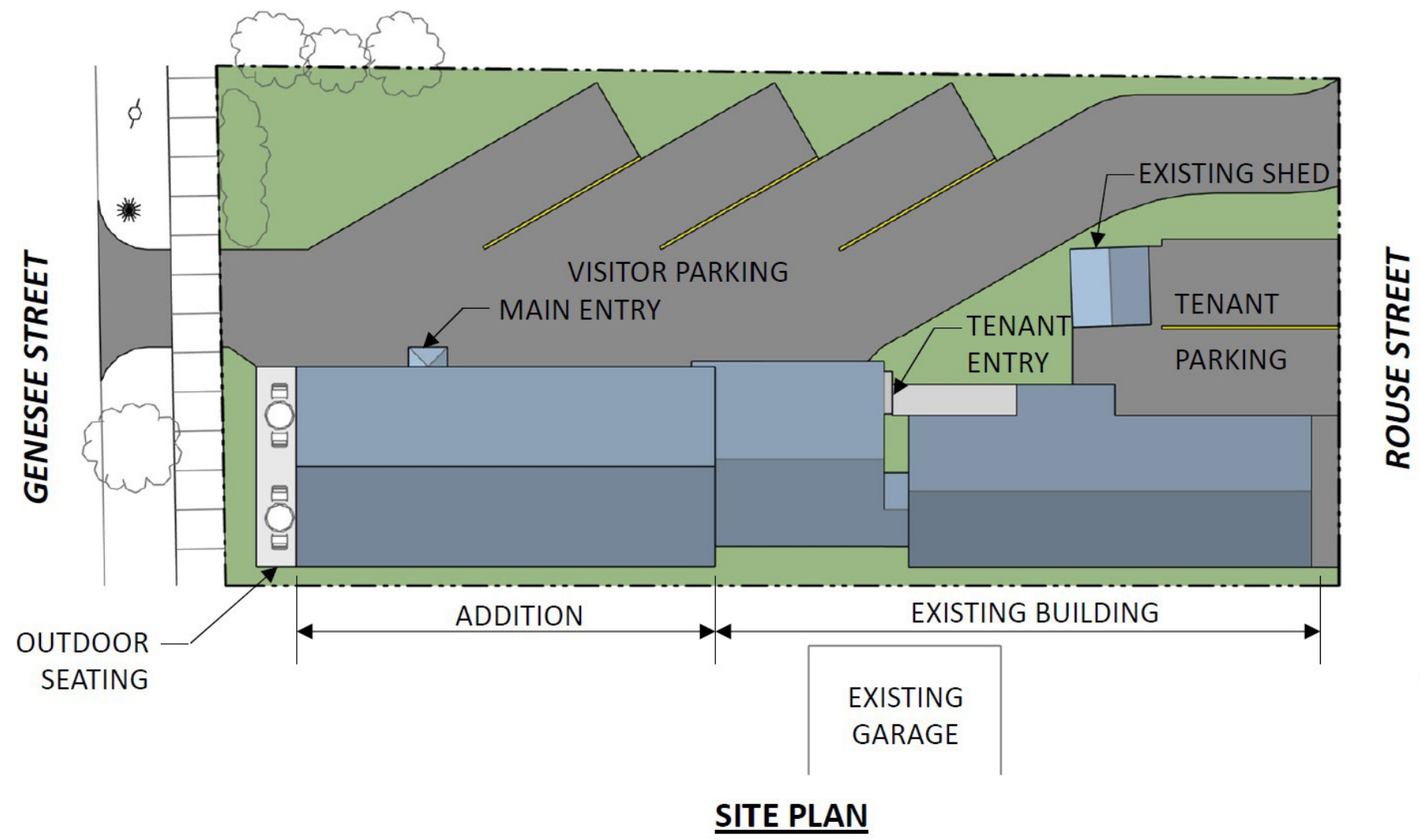
PROPOSAL*

Total Cost: \$1,300,000

NYF Request: \$520,000 (40%)

Sponsor: Sweet Tooth Annie

- Replace house on Genesee Street with new mixed-use building: ground floor cafe and upper floor apartment
- Expand bakery days open and menu, hire more staff



Proposed site plan

GOALS:

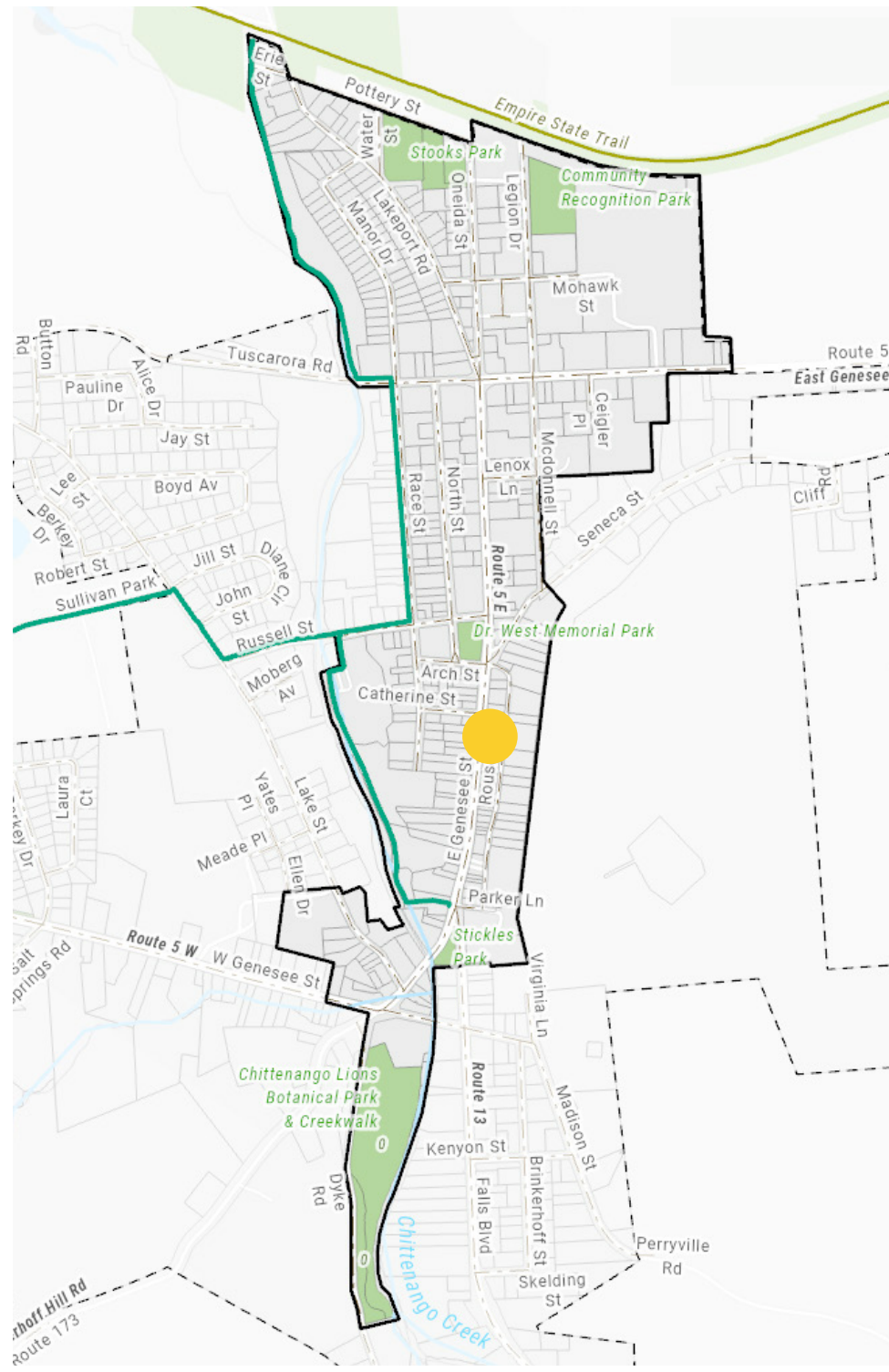
-  Support diversity of local businesses

EXISTING CONDITIONS

Location: 296 Genesee Street

Current site condition: Mixed-use

Site control: Yes



* Project details, including cost and NYF request, subject to change

FEEDBACK

Comments

Add sticky notes with your comments and questions

Improve 227 Genesee Street for Energy-Efficiency

2

PROPOSAL*

Total Cost: \$103,000

NYF Request: \$61,800 (60%)

Sponsor: Just in Town Properties LLC

- Renovate building exterior, including brick repair and new upper signage treatment
- Replace storefront glass and furnaces with modern, energy-efficient products

GOALS:

-  Improve downtown's buildings, streetscapes, and connectivity

EXISTING CONDITIONS

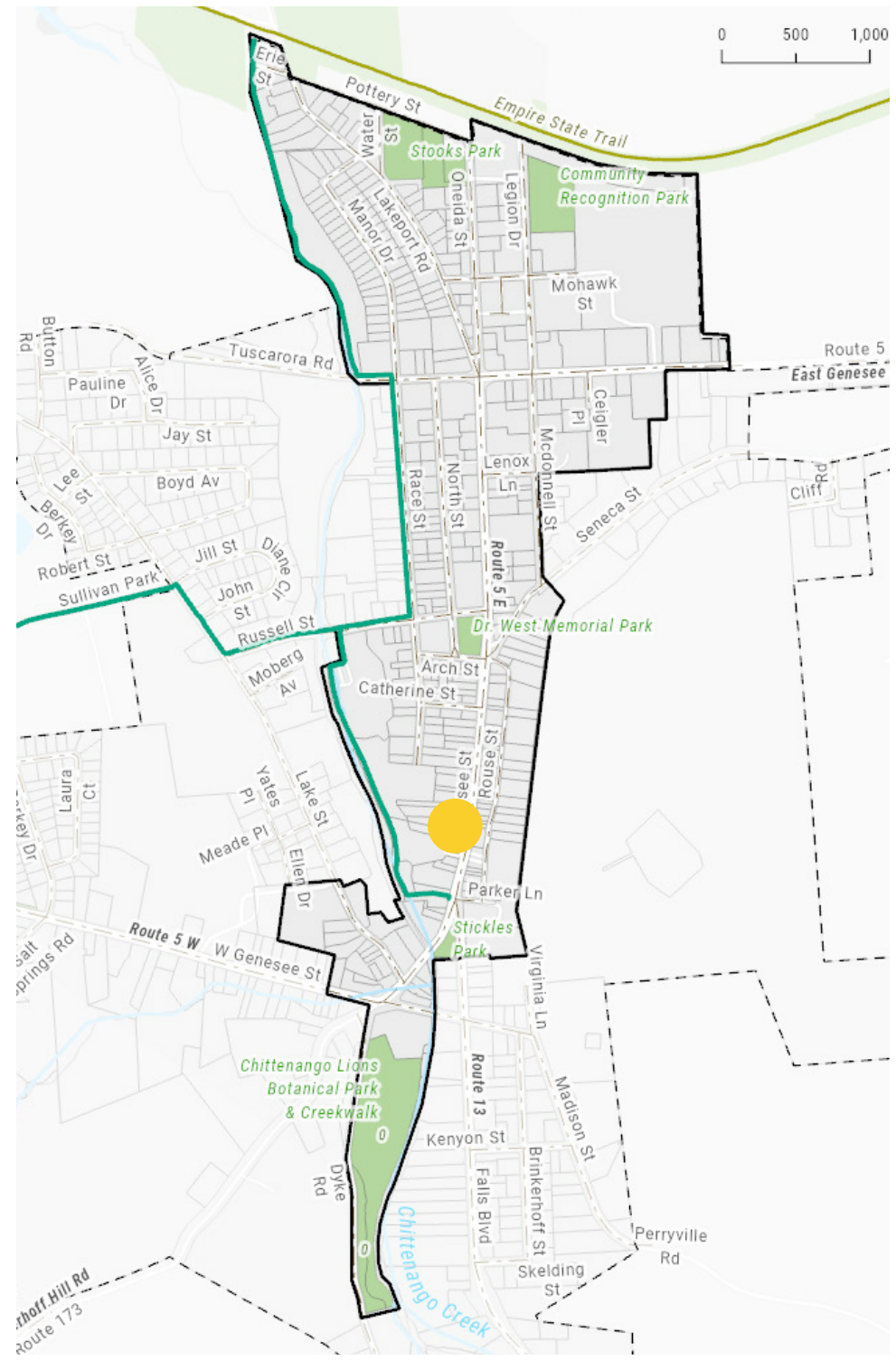
Location: 227 Genesee Street

Current site condition: Commercial

Site control: Yes



Proposed improvements



* Project details, including cost and NYF request, subject to change

FEEDBACK

Comments

Create New Apartments at 254
Genesee Street

3

PROPOSAL*

Total Cost: \$560,000
NYF Request: \$336,000 (60%)
Sponsor: Kupczynski Holding LLC

- Renovate gutted second floor space into three or four new housing units
- Install energy efficient insulation, HVAC, and windows to increase sustainability and reduce energy costs

GOALS:

 Provide a variety of housing types

EXISTING CONDITIONS

Location: 254 Genesee Street
Current site condition: Mixed-use building
Site control: Yes

* Project details, including cost and NYF request, subject to change

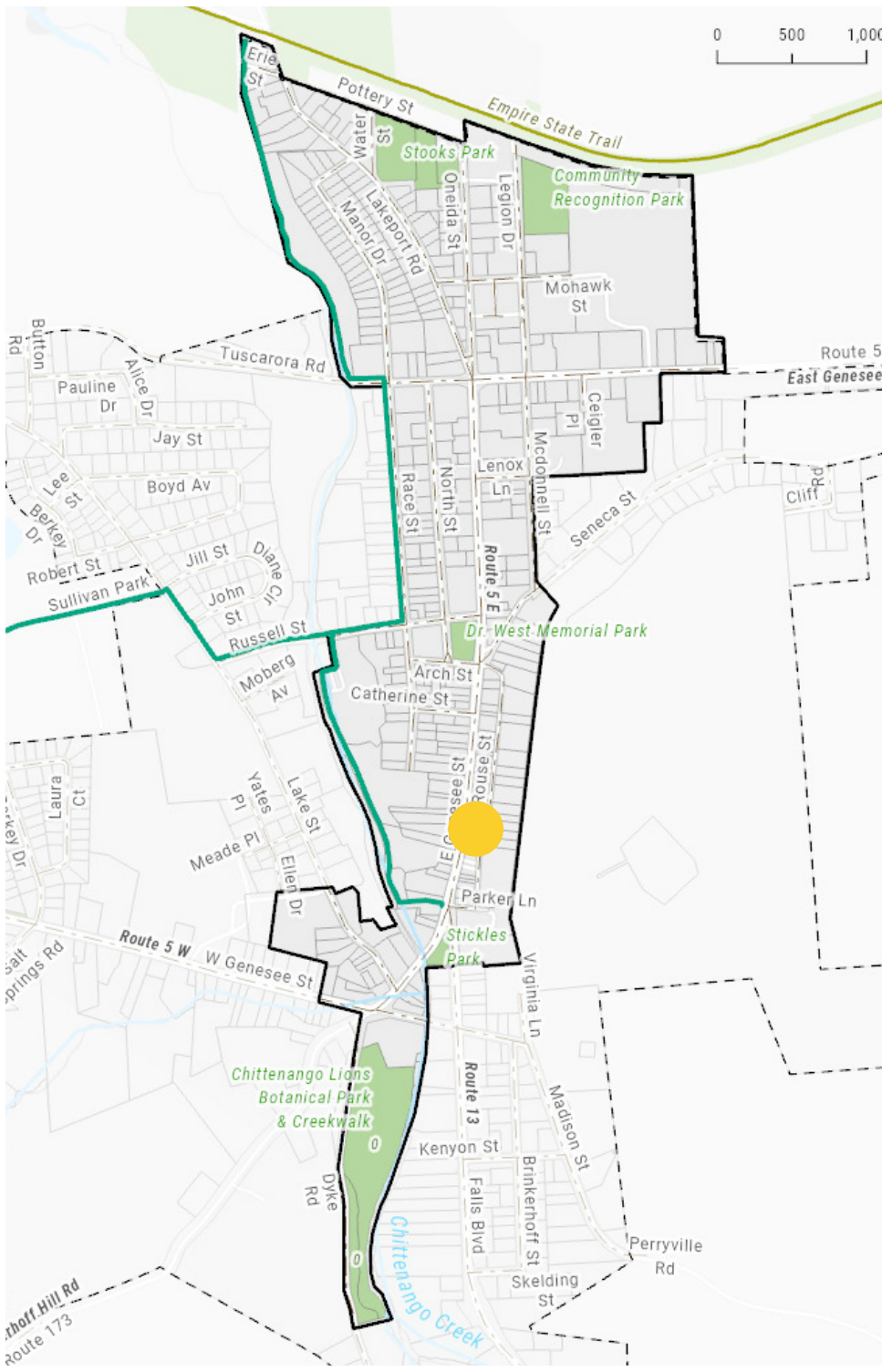
FEEDBACK

Comments

Add sticky notes with your comments and questions



Existing conditions



Modernize Commercial and Housing Units at 236 Genesee Street


4


PROPOSAL*

Total Cost: \$860,000
NYF Request: \$516,000 (60%)
Sponsor: Kupczynski Holding LLC

- Improve storefront facades and upgrade second-story apartments
- Create new event space at Ruby Begonia's

GOALS:

 Improve downtown's buildings, streetscapes, and connectivity

 Provide a variety of housing types

EXISTING CONDITIONS

Location: 236 Genesee Street
Current site condition: Mixed-use building
Site control: Yes

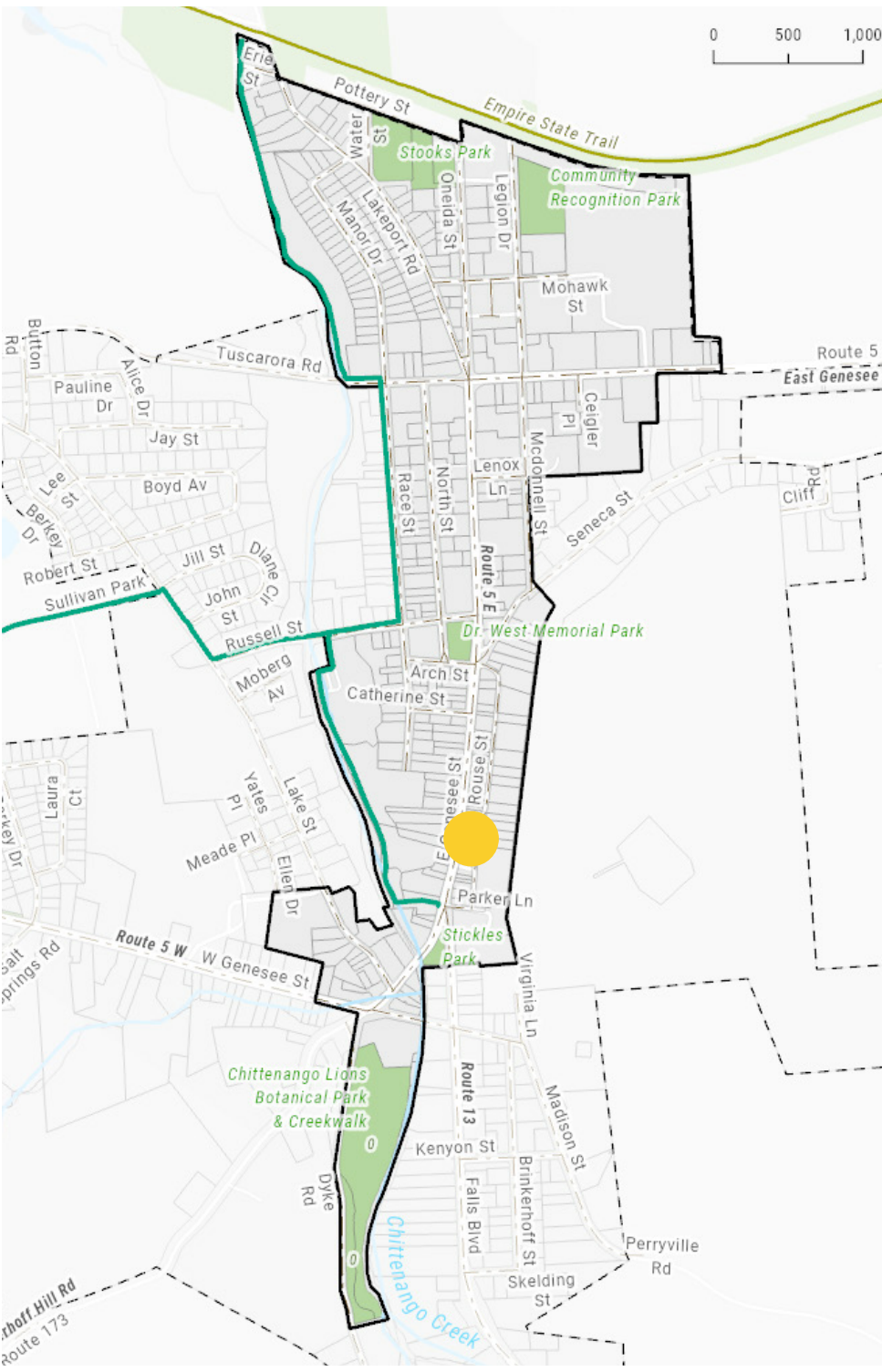
* Project details, including cost and NYF request, subject to change

FEEDBACK

Comments



Existing conditions



Beautify 216 Genesee Street

5

PROPOSAL*

Total Cost: \$110,000
NYF Request: \$82,500 (75%)
Sponsor: HavenAir Enterprises, LLC.

Project scope
being refined

- Renovate the deteriorated building exterior to bring a new and improved look to downtown.

GOALS:

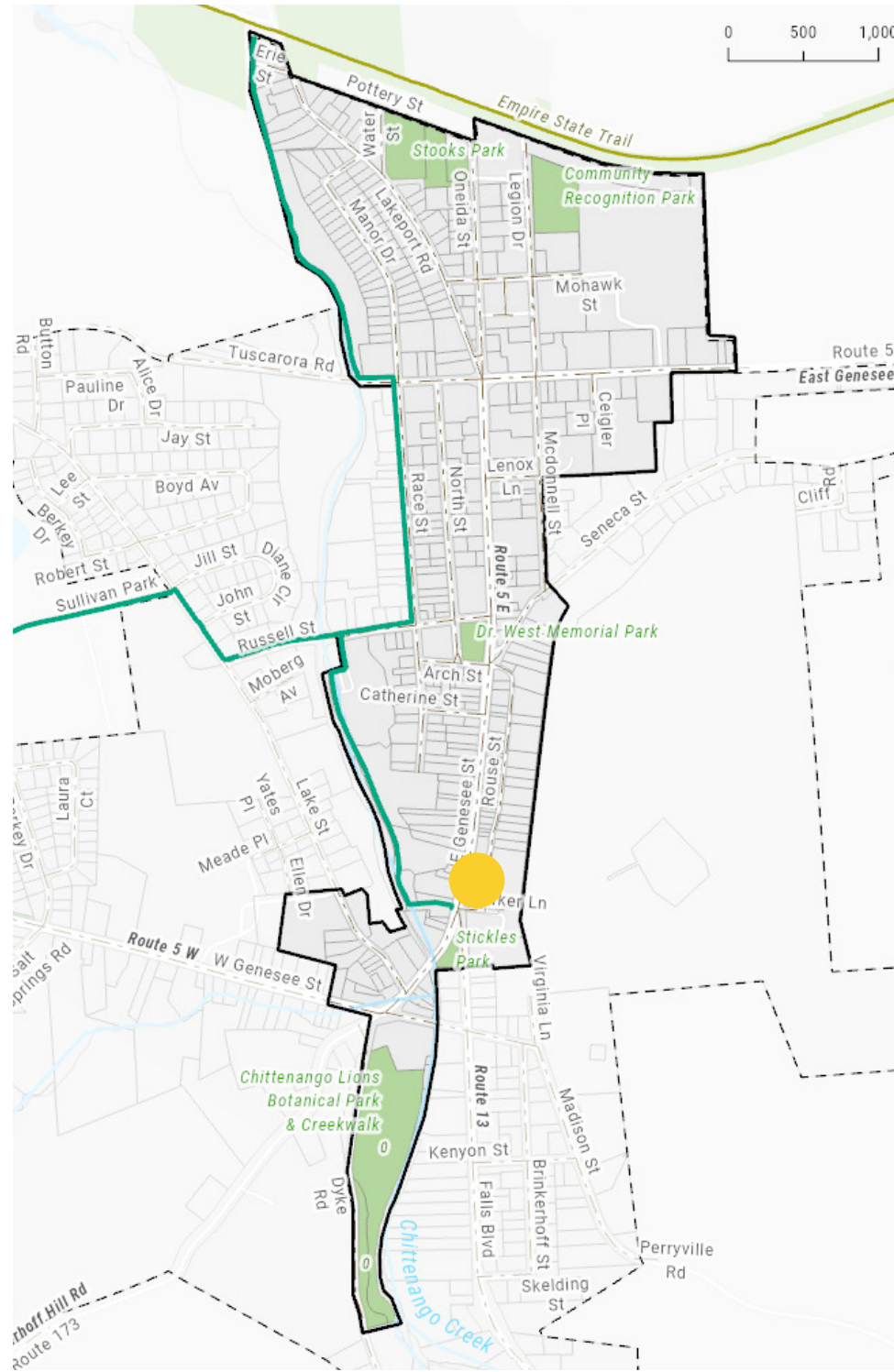
- Improve downtown's buildings, streetscapes, and connectivity



Proposed conditions

EXISTING CONDITIONS

Location: 216 Genesee Street
Current site condition: Mixed-use building
Site control: Yes



* Project details, including cost and NYF request, subject to change

FEEDBACK

Comments

Add sticky notes with your comments and questions

Renovate 210 Genesee Street to Add Additional Apartments

6

PROPOSAL*

Total Cost: \$485,000
NYF Request: \$291,000 (60%)
Sponsor: HavenAir Enterprises, LLC.

- Build out the second floor to add two new apartments
- Revitalize the deteriorating exterior facade and install energy efficient HVAC

GOALS:

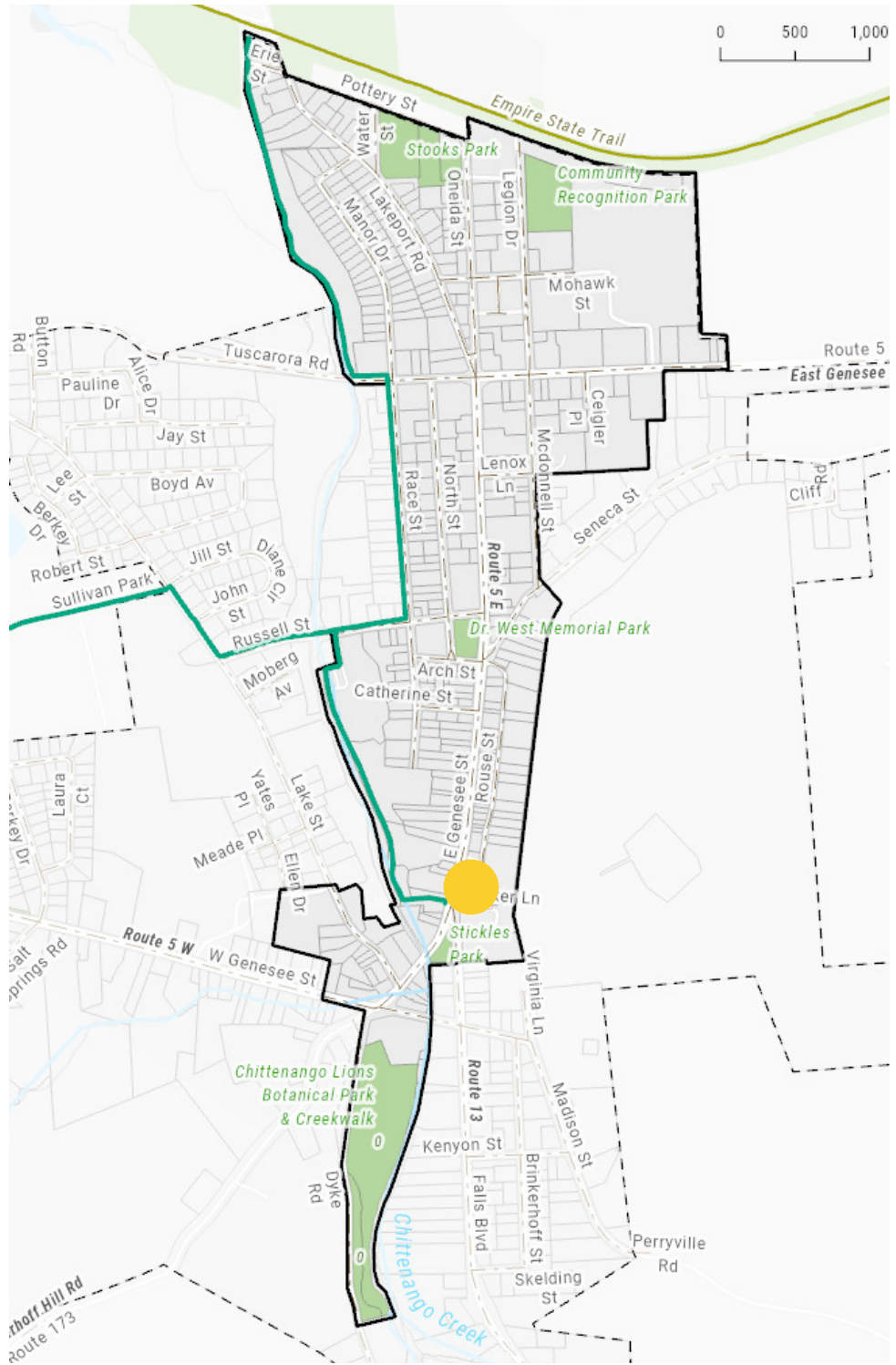
- Improve downtown's buildings, streetscapes, and connectivity
- Provide a variety of housing types



Precedent image

EXISTING CONDITIONS

Location: 210 Genesee Street
Current site condition: Mixed-use building
Site control: Yes



* Project details, including cost and NYF request, subject to change

FEEDBACK

Comments

Expand Sorbello’s Gift & Garden for Community Programming


7

PROPOSAL*

Total Cost: \$725,000
NYF Request: \$435,000 (60%)
Sponsor: Sorbello’s Produce Co. Inc.

- Expand gift shop, warehouse, and produce house to grow business
- Add third greenhouse and amphitheater to support regular public programming and events

GOALS:

- 
- Support a diversity of local businesses that meets interests of residents and visitors

EXISTING CONDITIONS

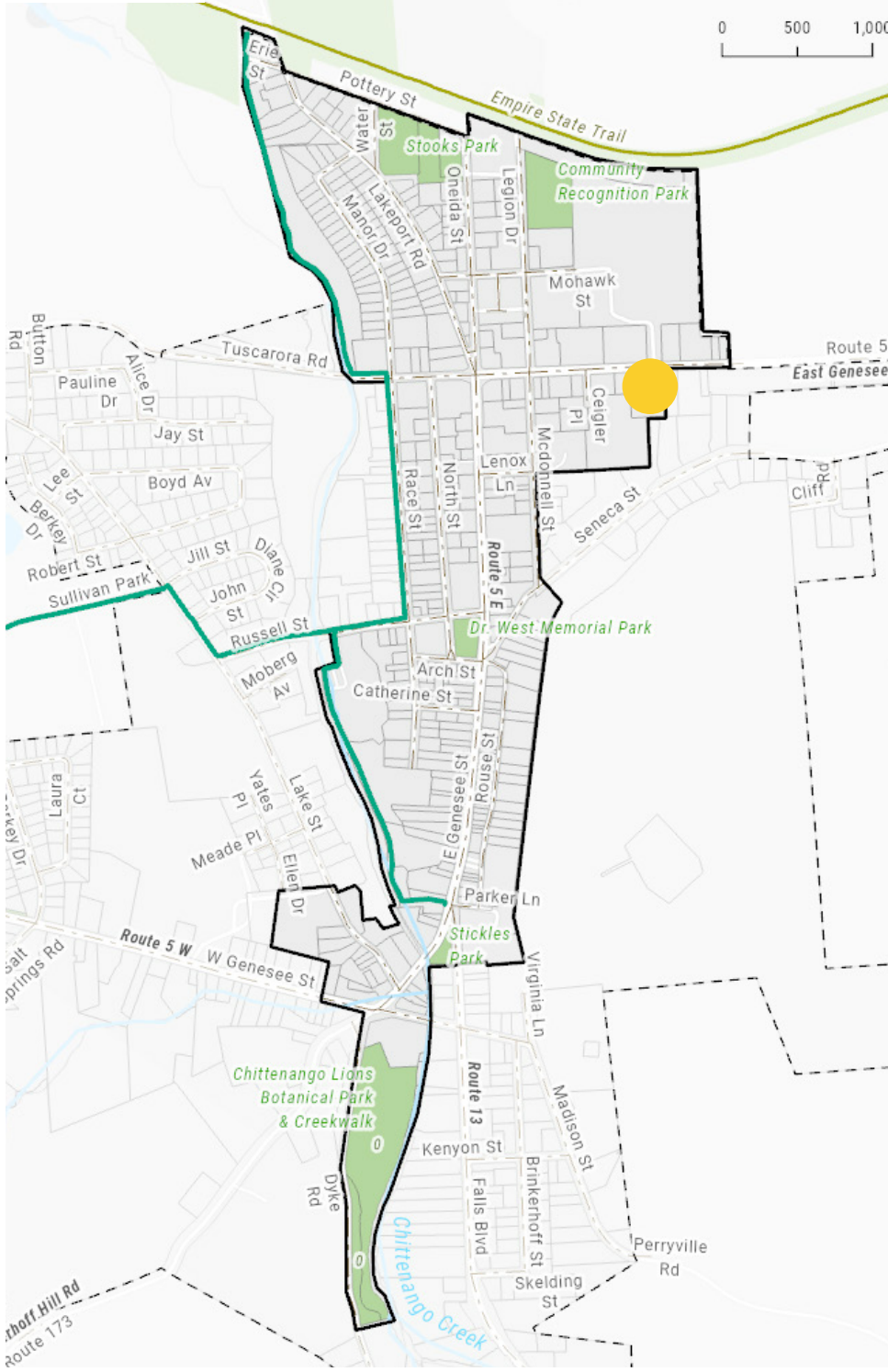
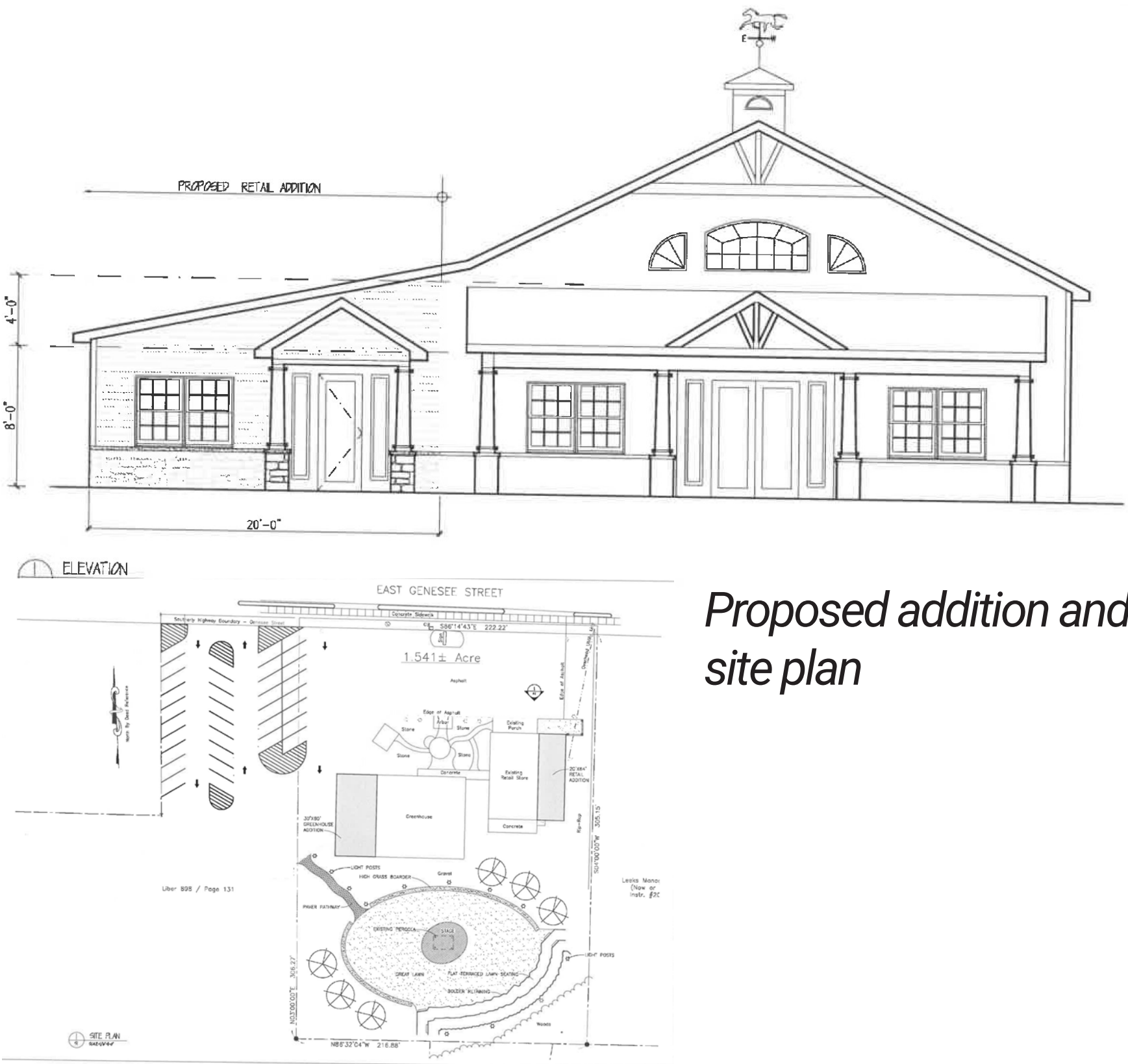
Location: 906 Genesee Turnpike
Current site condition: Garden center and gift shop
Site control: Yes

* Project details, including cost and NYF request, subject to change

FEEDBACK

Comments

Add sticky notes with your comments and questions



Create Outdoor Educational & Recreational Center at Canal Boat Museum

8

PROPOSAL*

Total Cost: \$950,000
NYF Request: \$1,050,000 (90%)
Sponsor: Chittenango Landing Canal Boat Museum

- Construct a building and outdoor patio to expand year-round programming and events.
- Strengthen connections between the museum, Village, and trail network

GOALS:

- 
- Enhance and promote Chittenango’s attractions, businesses, and public spaces to visitors and residents

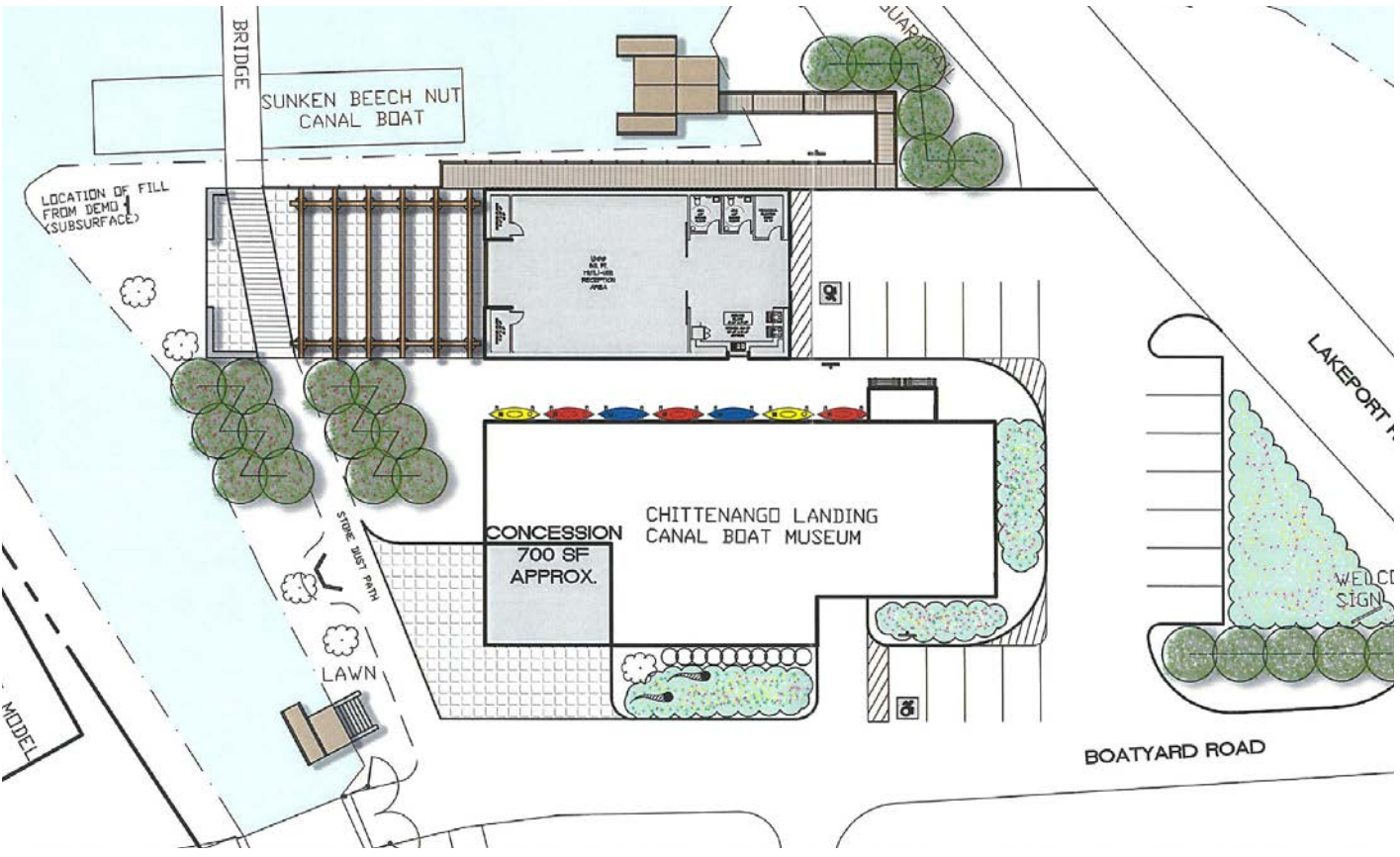
EXISTING CONDITIONS

Location: 717 Lakeport Road
Current site condition: Museum
Site control: Yes

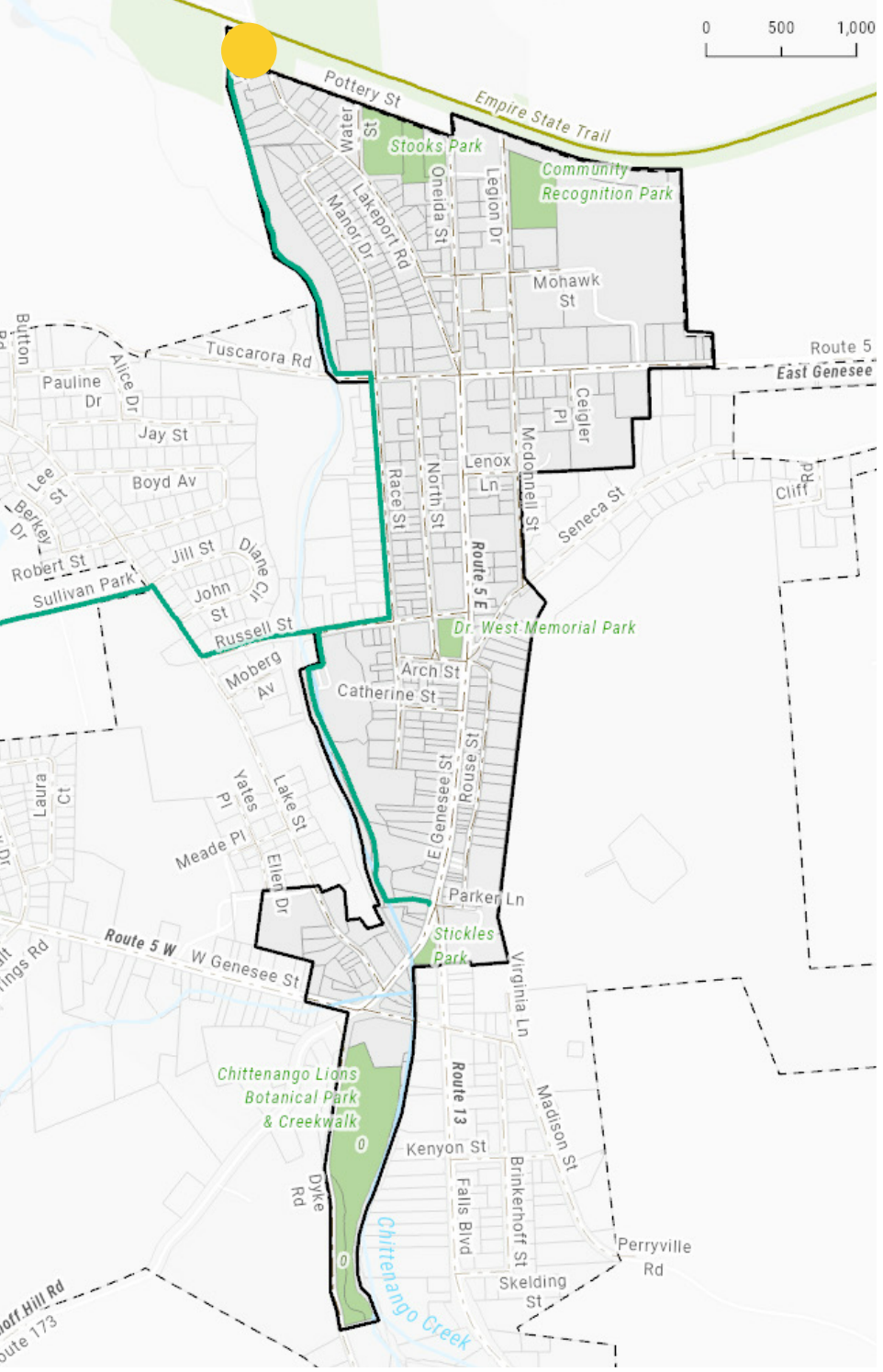
* Project details, including cost and NYF request, subject to change

FEEDBACK

Comments



Proposed site plan and rendering



Modernize QuickServe Market

9

PROPOSAL*

Total Cost: \$260,000
NYF Request: \$156,000 (60%)
Sponsor: QuickServe Market LLC

- Renovate the interior and exterior of the convenience store, including addressing flooding issues
- Install new roof and floors, resurface the parking lot, and upgrade the HVAC system

GOALS:

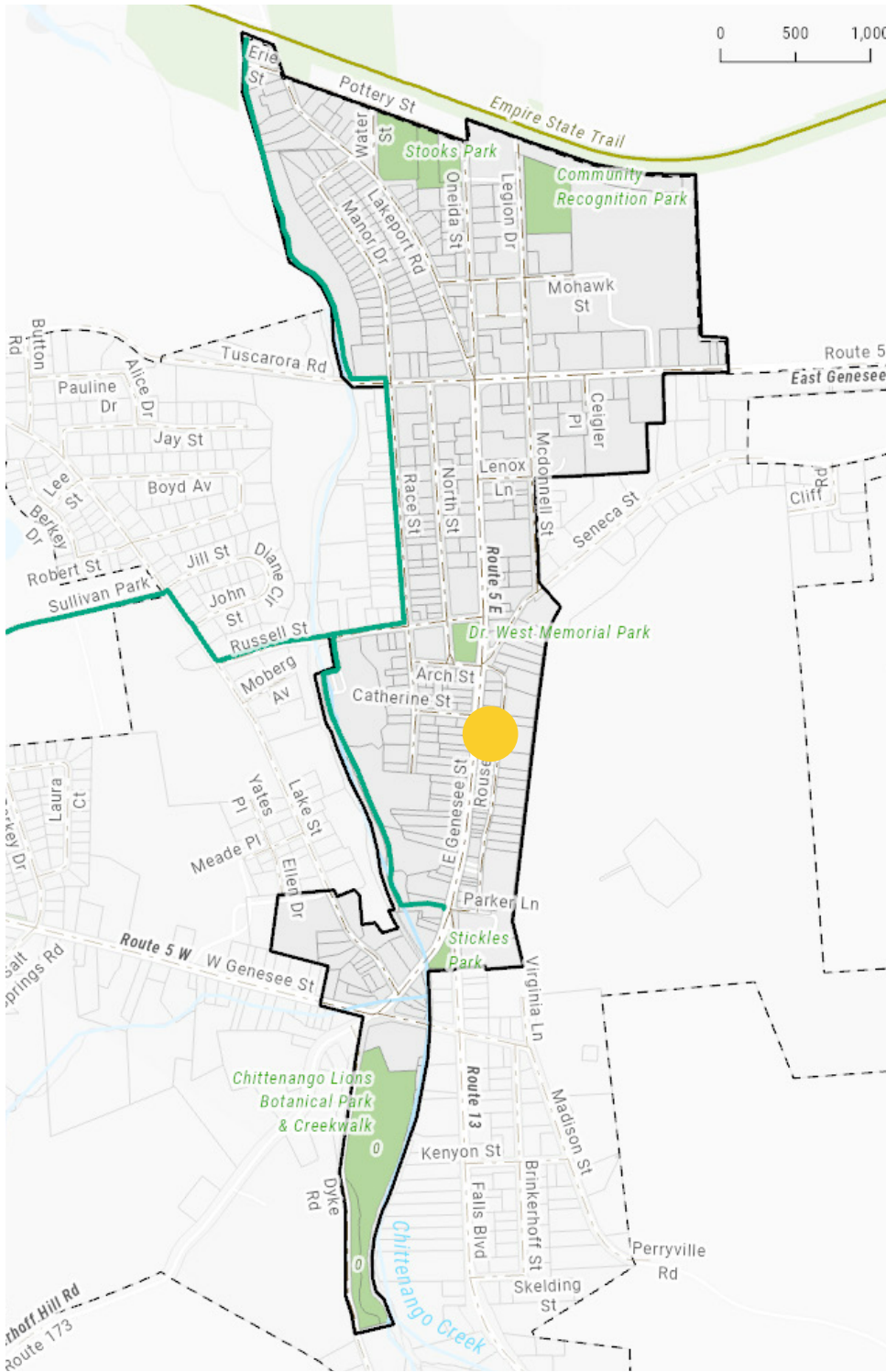
- Improve downtown’s buildings, streetscapes, and connectivity



Existing conditions

EXISTING CONDITIONS

Location: 298 Genesee Street
Current site condition: Convenience store
Site control: Yes



* Project details, including cost and NYF request, subject to change

FEEDBACK

Comments

Add sticky notes with your comments and questions

Construct New Multifamily Housing at 428 Genesee Street

10

PROPOSAL*

Total Cost: \$2,400,000
NYF Request: \$960,000 (40%)
Sponsor: SoulCraft, LLC

- Construct a new eight-unit market-rate multi-family building on portion of vacant lot
- Use highly energy-efficient modular construction to reduce energy usage

GOALS:

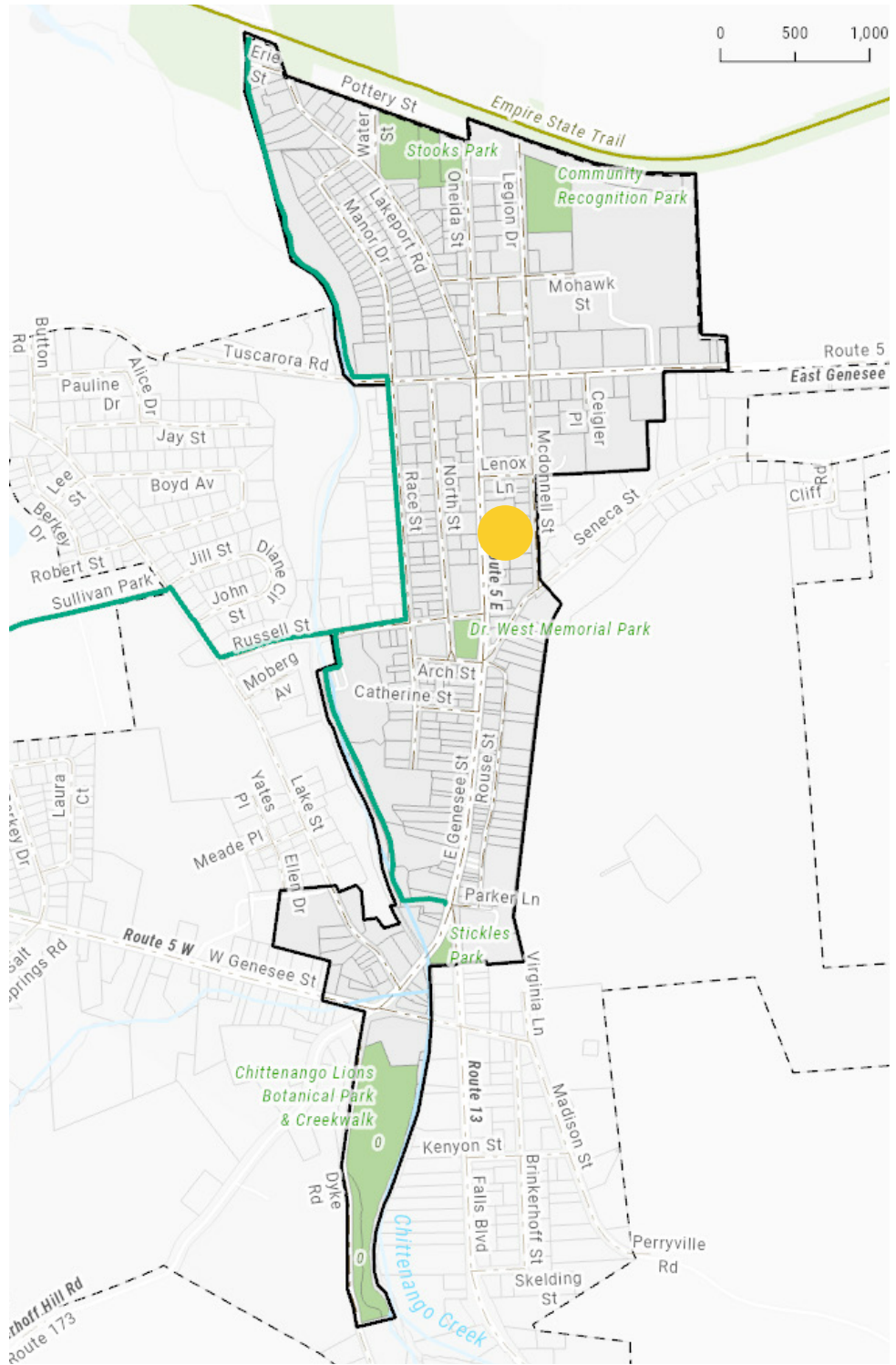
- Provide a variety of housing types



Design in-progress. View shown is example of building type only – not proposed design.

EXISTING CONDITIONS

Location: 428 Genesee Street
Current site condition: Vacant
Site control: Pending



* Project details, including cost and NYF request, subject to change

FEEDBACK

Comments

Improve the Visitor Experience at the All Things Oz Museum

11

PROPOSAL*

Total Cost: \$814,300
NYF Request: \$759,300 (93%)
Sponsor: International L. Frank Baum & The All Things Oz Historical Foundation

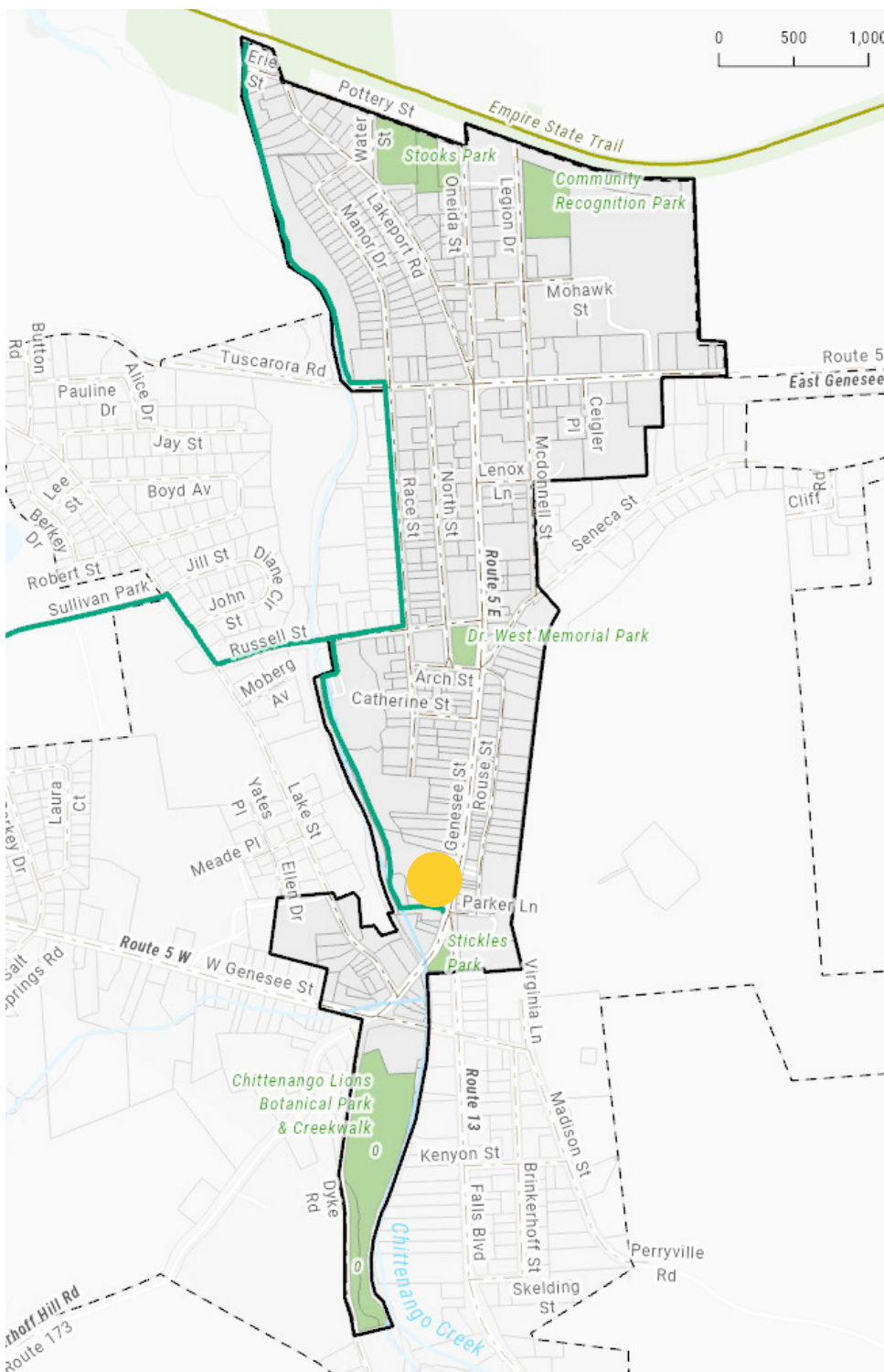
- Renovate All Things Oz Museum to enhance and expand existing facilities
- Improve gift shop, bathrooms, and expand second floor for new exhibition space

GOALS:

- Enhance and promote Chittenango's attractions, businesses, and public spaces to visitors and residents



Existing conditions



EXISTING CONDITIONS

Location: 219 Genesee Street
Current site condition: Museum
Site control: Yes

* Project details, including cost and NYF request, subject to change

FEEDBACK

Comments

Add sticky notes with your comments and questions

Enhance Darlene's Kitchen for Improved Customer Experience

12

PROPOSAL*

Total Cost: \$249,000
NYF Request: \$149,500
Sponsor: Darlene's Kitchen (60%)

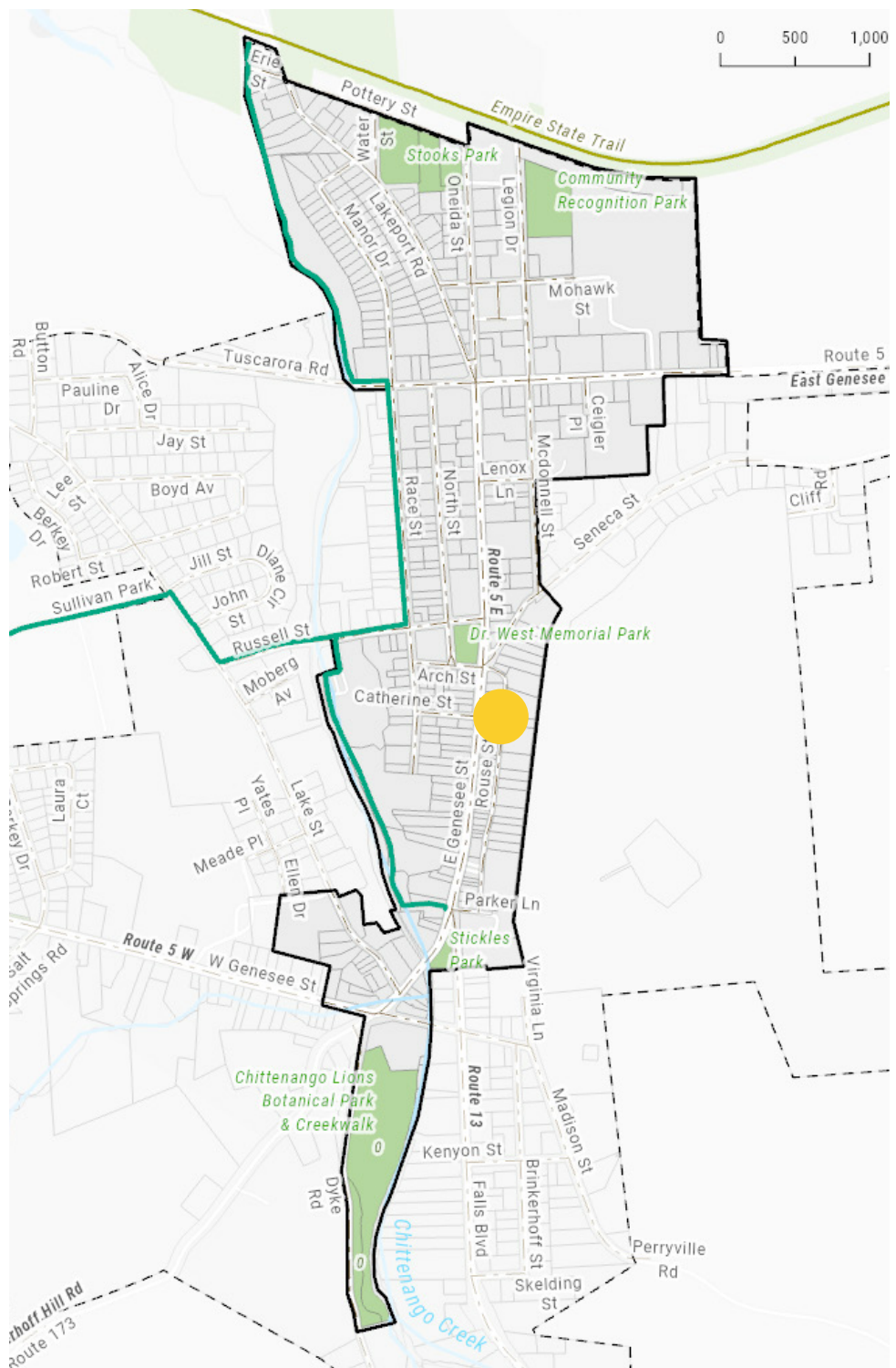
- Renovate the restaurant's dining room for improved customer experience
- Replace dated kitchen and service equipment and upgrade heating and air conditioning system for increased energy efficiency

GOALS:

- Support a diversity of local businesses that meets interests of residents and visitors
- Improve downtown's buildings, streetscapes, and connectivity



Existing conditions



EXISTING CONDITIONS

Location: 302 Genesee Street
Current site condition: Restaurant
Site control: Yes

* Project details, including cost and NYF request, subject to change

FEEDBACK

Comments

Create New Upper Story Housing at 211 Genesee Street

13

PROPOSAL*

Project scope being refined



Total Cost: \$775,000

NYF Request: \$465,000 (60%)

Sponsor: JMRM Management, LLC

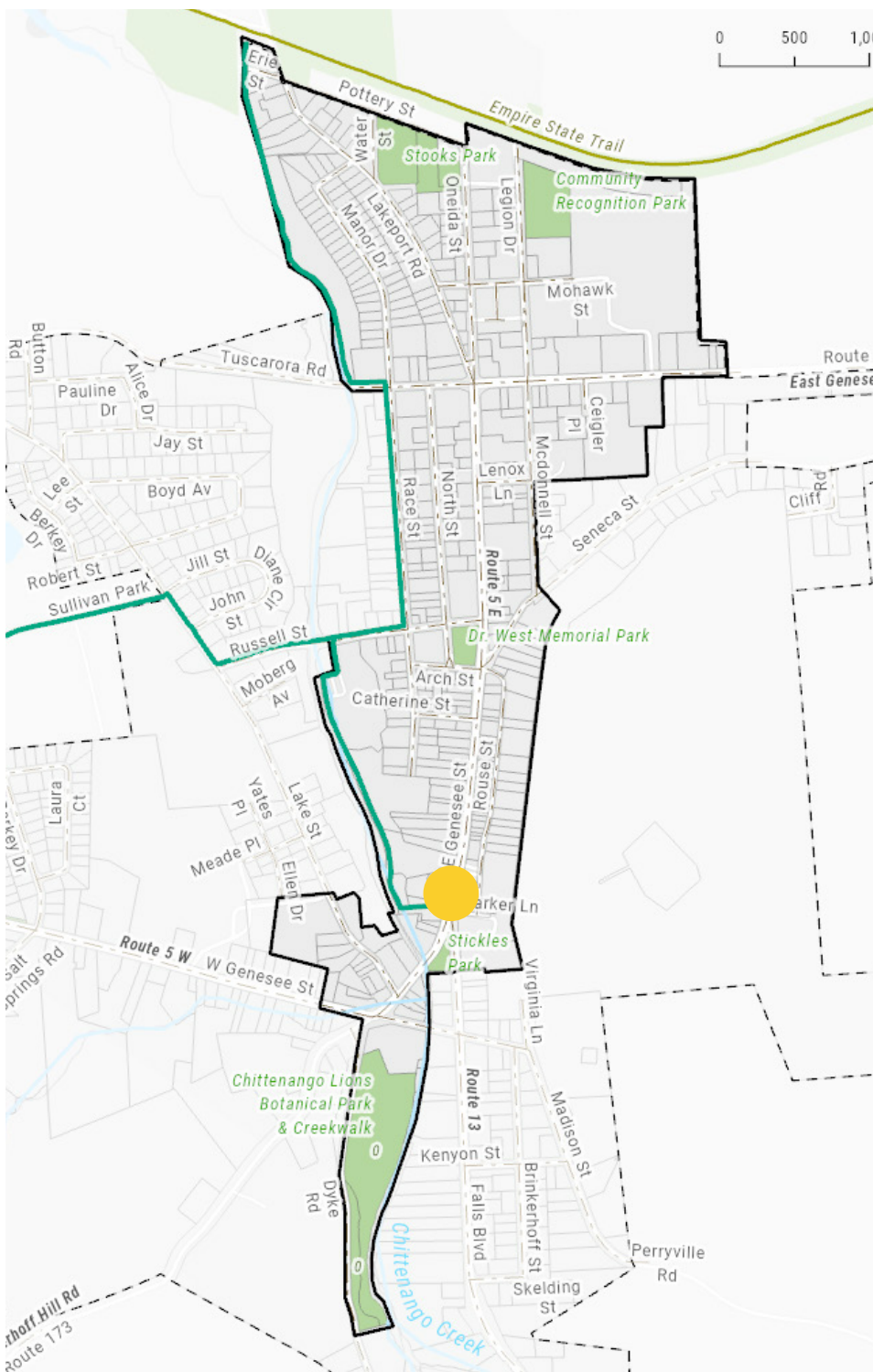
- Create six new apartments on the building's upper floors
- Renovate the exterior facade and improve the site's connection to the Creekwalk

GOALS:

-  Provide a variety of housing types
-  Improve downtown's buildings, streetscapes, and connectivity



Existing conditions



EXISTING CONDITIONS

Location: 211 Genesee Street

Current site condition: Mixed-use building

Site control: Yes

* Project details, including cost and NYF request, subject to change

FEEDBACK

Comments

Add sticky notes with your comments and questions

Expand and Improve Dr. West Park for Community Use

14

PROPOSAL*

Total Cost: \$635,800

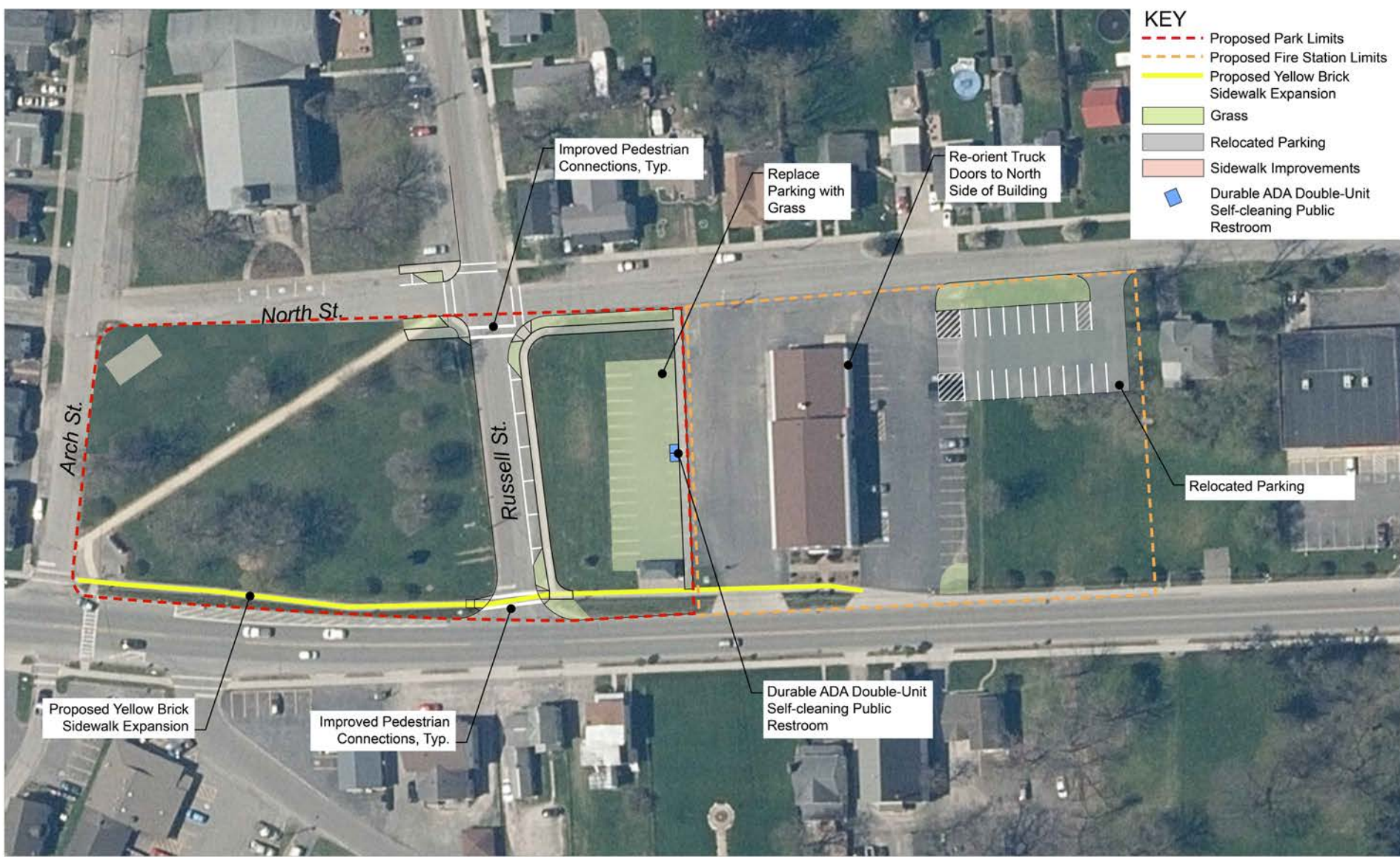
NYF Request: \$536,800 (84%)

Sponsor: Village of Chittenango

- Expand Dr. West Park across Russell Street to provide more green space for large events like Oz-Stravaganza
- Build new public restroom facility to encourage longer stays in downtown area
- Complete Fire Station modifications to enable project and move parking

GOALS:

-  Enhance and promote Chittenango's attractions, businesses, and public spaces to visitors and residents



Proposed site plan

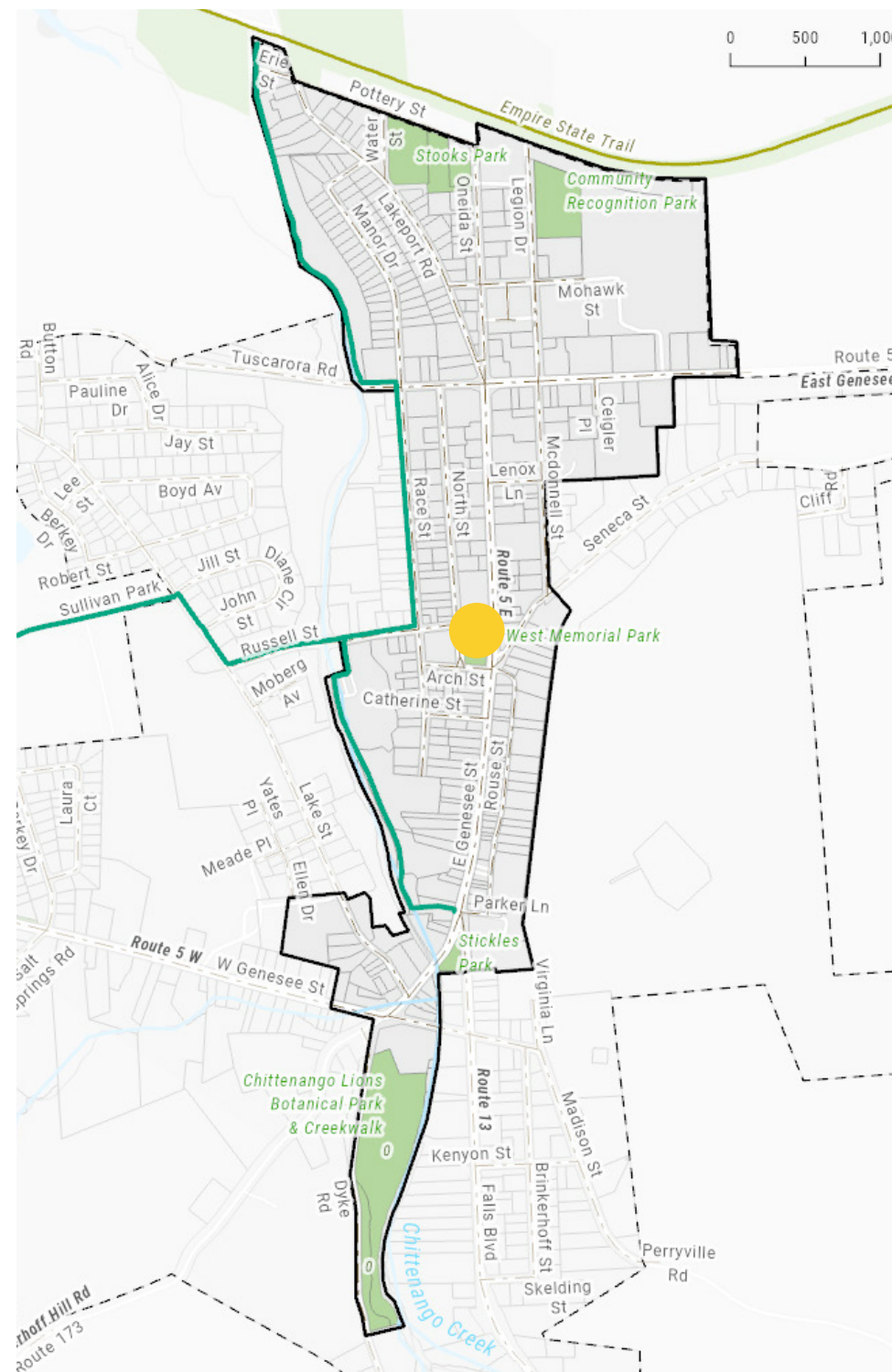
EXISTING CONDITIONS

Location: 222 and 417 Genesee Street

Current site condition: Park & Fire Station

Site control: Yes

* Project details, including cost and NYF request, subject to change



FEEDBACK

Comments

Implement Village Public Realm and Connectivity Improvements

15

PROPOSAL*

Total Cost: \$500,000

NYF Request: \$450,500 (90%)

Sponsor: Village of Chittenango

- Extend yellow brick sidewalk to Dr. West Park
- Enhance Creekwalk through installation of two entry point gateway arches and rebuilding of ADA fishing pier
- Create new pocket park near Village Offices and mural at 201 Genesee St
- Install pavilion and paved seating area at Lions Botanical Gardens
- Install new digital sign at Genesee and Genesee Turnpike and two new gateway signs

GOALS:

- Enhance and promote Chittenango's attractions, businesses, and public spaces to visitors and residents

EXISTING CONDITIONS

Location: Various

Current site condition: Public Realm

Site control: Yes

* Project details, including cost and NYF request, subject to change

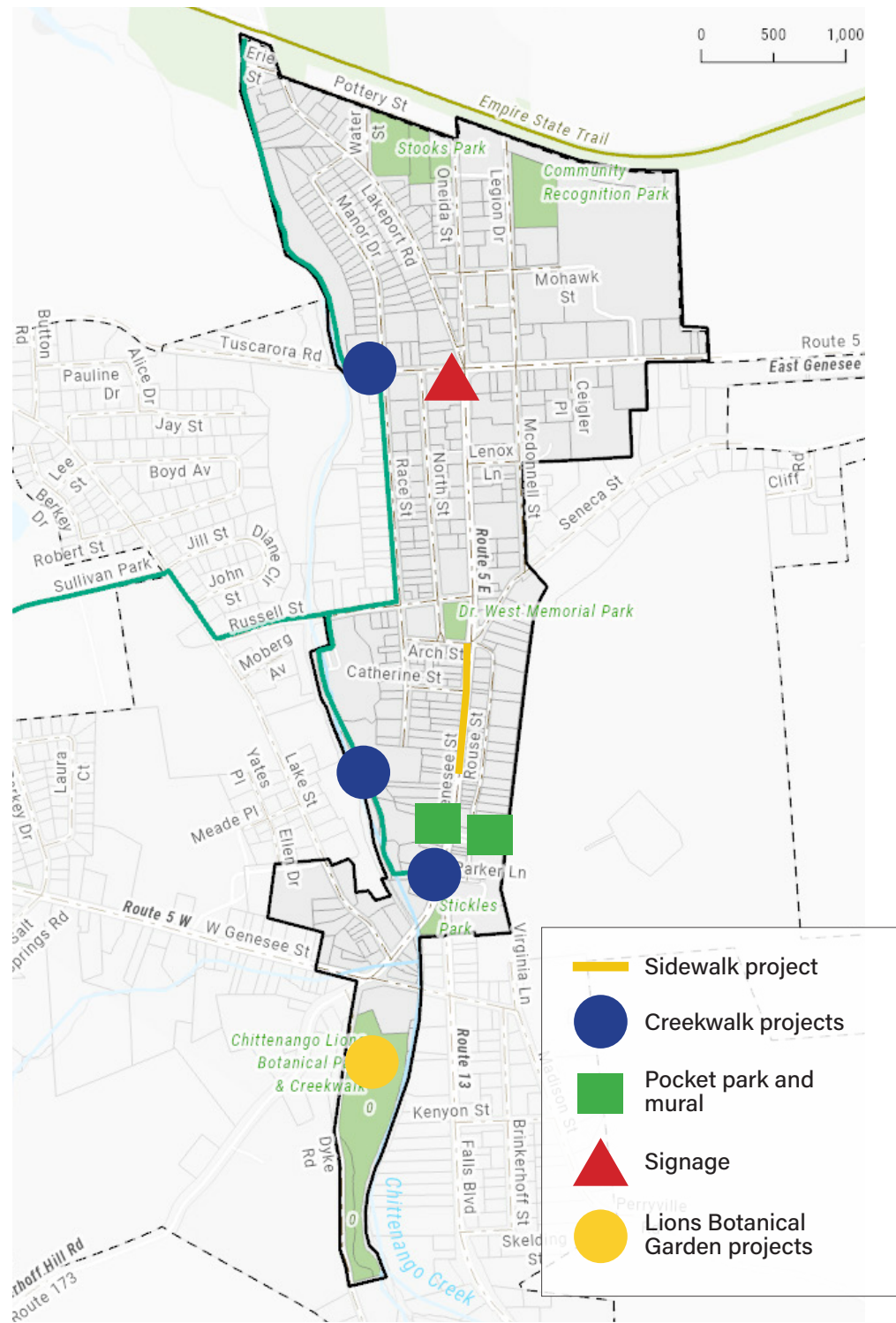
FEEDBACK

Comments

Add sticky notes with your comments and questions



Proposed mural concept



Create Chittenango Recreation Center

16

PROPOSAL*

Total Cost: \$1,055,400

NYF Request: \$950,000 (90%)

Sponsor: Village of Chittenango

- Build a new modern, multi-use recreation center with indoor basketball court for community use
- Project location likely at Stooks Park, but other location(s) are also being considered

GOALS:

- Enhance and promote Chittenango's attractions, businesses, and public spaces to visitors and residents

EXISTING CONDITIONS

Location: Stooks Park

Alternative location(s) also being considered

Current site condition: Park

Site control: Yes

* Project details, including cost and NYF request, subject to change

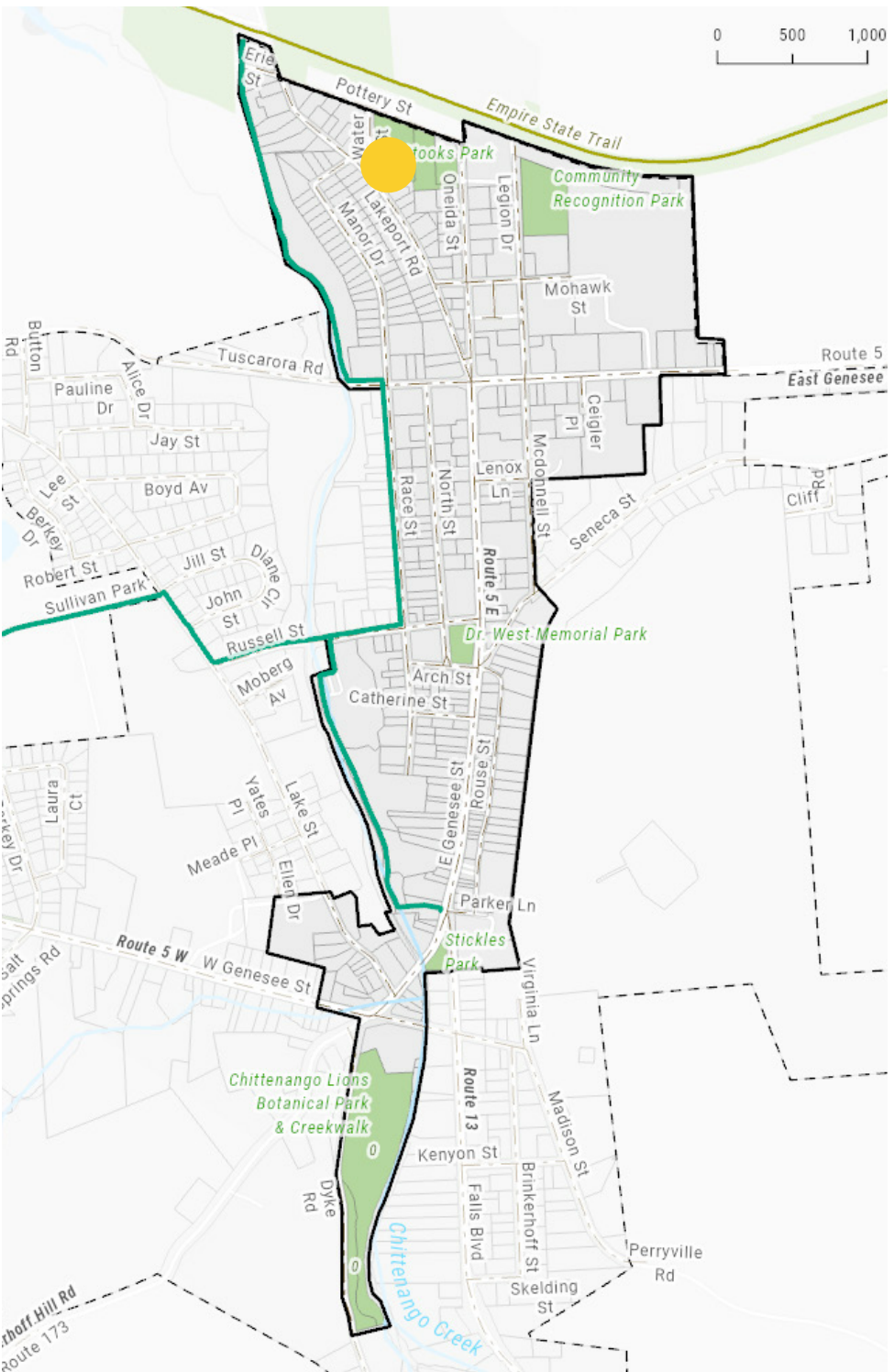
FEEDBACK

Comments

Add sticky notes with your comments and questions



Existing conditions



Establish a Small Project Fund

OVERVIEW

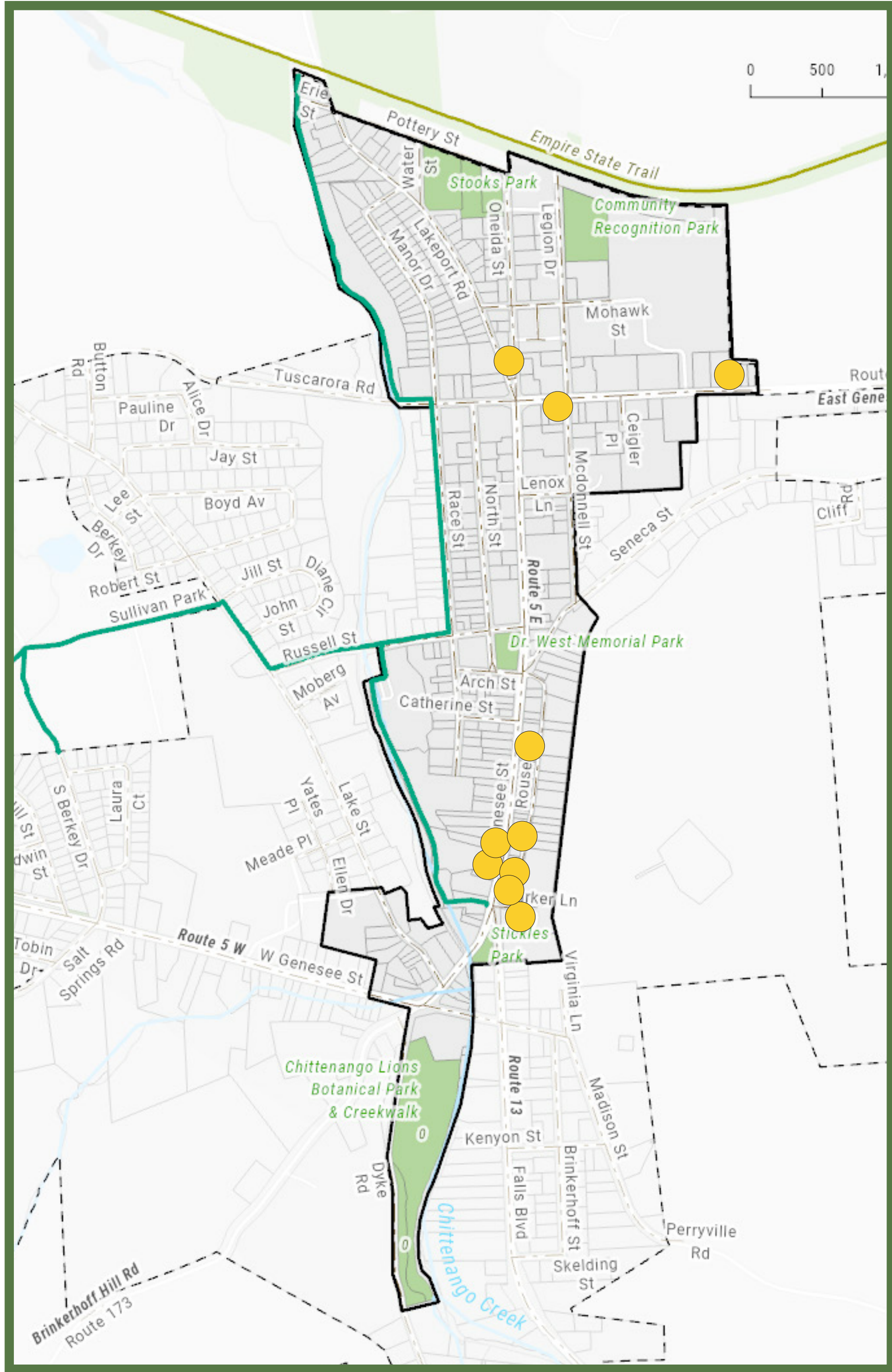
Total Cost: TBD (up to \$300,000 - \$600,000)

Sponsor: Village of Chittenango (+ Grant Administrative Consultant)

- LPC may vote to recommend a Small Project Fund up to \$600,000 for:
 - Interior and exterior building renovations for commercial and mixed-use spaces
 - Upper-story residential improvements
 - Business Assistance/Permanent commercial machinery and equipment
 - Soft Costs (design fees associated with physical improvements)
 - Public Art Program
- 25% minimum match (LPC may recommend higher match)
- Need to demonstrate demand for Fund; separate application process for interested parties if Fund is awarded by State

11 letters of interest were received totaling \$512,600 in NYF funding requests and \$742,000 in total project costs

* Ineligible projects include deferred maintenance/general repairs, parking lot improvements, landscaping, working capital, acquisition



SUBMITTED PROJECTS

Sullivan Free Library Column Replacement

Total Cost: \$20,000 | **NYF Request:** \$15,000 (75%)

Description:

- Replace the aging columns around the library's exterior

Serendipity Cafe & The North Pole Enhancements

Total Cost: \$70,000 | **NYF Request:** \$52,500 (75%)

Description:

- Enhance and expand the outdoor seating area and update business signage

227 Genesee St. Building Improvements

Total Cost: \$49,000 | **NYF Request:** \$34,300 (70%)

Description:

- Replace storefront glass, repair bricks, and install EIFS siding

216 Genesee St. Building Improvements

Total Cost: \$99,000 | **NYF Request:** \$74,300 (75%)

Description:

- Replace building siding with more weather resistant materials

1007 Genesee Street Equipment Upgrades

Total Cost: \$155,000 | **NYF Request:** \$75,000 (48%)

Description:

- Purchase and install fifteen new dryers for laundromat

Sweet Tooth Bakery Equipment

Total Cost: \$42,300 | **NYF Request:** \$31,700 (75%)

Description:

- Purchase and install a generator and outdoor freezer for bakery

249 Genesee St. Building Improvements

Total Cost: 52,200 | **NYF Request:** \$39,200 (75%)

Description:

- Improve building facade and install gutters
- Renovate DeMario's interior and install new restaurant equipment

St. Paul's Episcopal Church Enhancements

Total Cost: \$80,000 | **NYF Request:** \$60,000 (75%)

Description:

- Repair church's spires, upgrade interior and exterior lighting, remove chimney, and install new electronic signage

Ruby Begonia's

Total Cost: \$100,000 | **NYF Request:** \$75,000 (75%)

Description:

- Complete the interior build out for Ruby Begonia's Restaurant & Lounge

Shears to You

Total Cost: \$74,300 | **NYF Request:** \$55,700 (75%)

Description:

- Install new handicap ramp, upgrade interior and exterior lighting, replace door and flooring, and repave parking lot

FEEDBACK

General Comments

Add sticky notes with your comments and questions

Do you own a commercial or mixed-use building in the NYF area and are you considering improvements? If so, please provide the address below: